BOOK 10720 PG 591

File in Box No. 19 B

# WARRANTY DEED

SCOTT D. WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

STATE OF TENNESSEE #97-12-29-B
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 142,000.00

Carmen Atkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
12th DAY OF December 19 97

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd, Suite 102, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: MORTGAGEE | MAP-PARCEL NUMBERS |
|---|---|---|
| HAROLD B. ATKINS (NAME) | LOVELL AND MALONE, INC. (NAME) | MAP 009 |
| 7635 Ridgewood Road (ADDRESS) | 2209 Crestmoor Road, Suite 330 (ADDRESS) | PARCEL 091 |
| Goodlettsville, TN 37072 (CITY) (STATE) (ZIP) | Nashville, Tennessee 37215 (CITY) (STATE) (ZIP) | FB #14-D-30020 |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, FRANK ALLEN AND WIFE, GENEVA ALLEN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO HAROLD B. ATKINS AND WIFE, CARMEN ATKINS

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 14th Civil District of Davidson County, Tennessee, being a part of the T. J. Wilkinson Estate, described according to a copy of a survey made by Arbo Engineering Company, dated September 10, 1966, as follows:

BEGINNING at an iron pin in the westerly margin of Ridgewood Road, said point being Cecil Johnsons northeast corner; thence, with the westerly margin of Ridgewood Road and with the curve thereof, chord, North 25 degrees 21 minutes West 169.3 feet to an iron pin set at the southwesterly corner of the intersection of Ridgewood Road and the proposed R. O. W. of Strawberry Hill Road; thence, with the southerly margin of Strawberry Hill Road the following courses and distances: North 86 degrees 38 minutes West 211.3 feet to an iron pin; thence, continuing along a curve to the left having a radius of 425.8 feet, a distance of 315.34 feet to an iron pin; South 50 degrees 56 minutes West 270 feet to an iron pin; thence, leaving said proposed Strawberry Hill Road, South 33 degrees 56 minutes East 318.6 feet to an iron pin; thence, North 59 degrees 09 minutes East 708.8 feet to the point of BEGINNING.

Legal continued on Page 2

unimproved ( )
This is improved (X) property, known as 7635 Ridgewood Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 12th day of December 1997

Frank Allen
FRANK ALLEN

Geneva Allen
GENEVA ALLEN

DCTN01WC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANK ALLEN AND WIFE, GENEVA ALLEN

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 12th day of December 1997.

Commission expires July 24, 1999

Notary Public

COYD E. REISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon oath(s) acknowledged to be the and respectively of the the within named bargainor, and corporation, and that as such and being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such.

Witness my hand and official seal at office at on this the day of 19.

My commission expires

Notary Public

Legal continued from Page 1

BEING the same property conveyed to Frank Allen and wife, Geneva Allen, by Deed from G. Howard Wilkinson, unmarried, of record in Book 4070, Page 513, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.



97 DEC 15 PM 1:02
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

1055 12/15 0101 03CHECK 534.

IDENTIFICATION REFERENCE

## OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10720 PG 593

| | | | |
|---|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT
142000.00
CON TX 525.40
PRFEE 1.00
WDEED 8.00
TOTAL 534.40
CHECK 534.40

12/15/97 01 17:05 0001 1055

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

038001 4
IDENTIF. A REFERENCE

97 DEC 15 PM 1:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1231817